

UNITED STATES BANKRUPTCY COURT
DISTRICT OF

In re: §
§
LASALLE DEVELOPMENT CORPORATION § Case No. 04-44458 ABG
§
Debtor(s) §

AMENDED TRUSTEE'S FINAL REPORT (TFR)

The undersigned trustee hereby makes this Final Report and states as follows:

1. The debtor filed a petition under chapter of the United States Bankruptcy Code on . The undersigned trustee was appointed on .
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.

4. The trustee realized gross receipts of \$

Funds were disbursed in the following amounts:

Administrative expenses	
Payments to creditors	\$100,00
Non-estate funds paid to 3 rd Parties	
Payments to the debtor	
Leaving a balance on hand of ¹	\$

The remaining funds are available for distribution.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.
6. The deadline for filing claims in this case was . All claims of each class which will receive a distribution have been examined and any objections to the allowance of

¹ The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. §326(a) on account of the disbursement of the additional interest.

claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$. To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$ as interim compensation and now requests a sum of \$, for a total compensation of \$. In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$, and now requests reimbursement for expenses of \$, for total expenses of \$.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: _____ By: /s/JOSEPH E. COHEN
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

FORM 1
 Document Page 3 of 10
 INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT

ASSET CASES

Page: 1
 Exhibit A

Case No: 04-44458 ABG Judge: A. BENJAMIN GOLDGAR
 Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN
 Date Filed (f) or Converted (c): 12/02/04 (f)
 341(a) Meeting Date: 01/27/05
 Claims Bar Date: 11/30/07

For Period Ending: 01/12/10

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA=554(a) Abandon DA=554(c) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. PARTNERSHIP INTEREST IN FOX RIVER SHORE JOINT VENT (u)	0.00	0.00		495,900.00	FA
2. 40% INTEREST IN GATEWAY CENTER GROUP (u)	Unknown	0.00		0.00	FA
INT. Post-Petition Interest Deposits (u)	Unknown	N/A		8,664.73	Unknown

				Gross Value of Remaining Assets
TOTALS (Excluding Unknown Values)	\$0.00	\$0.00	\$504,564.73	\$0.00
				(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

THIS IS A PRO SE CASE. DEBTOR HAS NOT FILED SCHEDULES. TRUSTEE TO FILE SCHEDULES AND CONDUCT A FIRST MEETING. TRUSTEE HAS RECEIVED AN OFFEWR TO SELL CERTAIN REAL ESTATE AND PARTNERSHIP INTERESTS. TRUSTEE HAS FILED A MOTION TO SELL HIS RIGHT, TITLE AND INTEREST WHICH HAS BEEN GRANTED. TRUSTEE TO REVIEW CLAIMS AND EMPLOY AN ACCOUNTANT TO PREPARE TAX RETURNS. TRUSTEE IS TRYING TO LOCATE PRIOR YEAR TAX RETURNS SO ACCOUNTANT CAN PREPARE ESTATE TAX RETURNS. TRUSTEE WORKING WITH SHAREHOLDER OF DEBTOR TO OBTAIN TAX INFORMATION. TAX RETURNS BEING PREPARED. TRUSTEE REVIEWING CLAIMS AND WILL THEN PREPARE FINAL REPORT. TRUSTEE HAS BEEN CONTACTED BY SHAREHOLDER WHO IS GIVING INFORMATION TO TRUSTEE REGARDING VALIDITY OF CLAIMS.

Initial Projected Date of Final Report (TFR): 03/31/06

Current Projected Date of Final Report (TFR): 04/30/09

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 04-44458 -ABG
Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****6456 BofA - Money Market Account

Taxpayer ID No: *****7620
For Period Ending: 01/12/10

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
05/25/06	1	CHICAGO TITLE AND TRUST CO.	BALANCE FORWARD				0.00
			Sale of partnership interest	1129-000	495,900.00		495,900.00
			Proceeds from sale of real estate				
05/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	26.36		495,926.36
06/30/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	407.61		496,333.97
07/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	421.54		496,755.51
08/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	421.90		497,177.41
09/29/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	408.64		497,586.05
10/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	422.61		498,008.66
11/30/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	409.32		498,417.98
12/29/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	423.31		498,841.29
01/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	423.67		499,264.96
02/28/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	383.00		499,647.96
03/01/07	000301	International Sureties, Ltd. Suite 500 203 Carondelet St. New Orleans, LA 70130	Bond premium	2300-000		402.27	499,245.69
03/30/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	424.35		499,670.04
04/30/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	410.73		500,080.77
05/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	424.73		500,505.50
06/29/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	411.37		500,916.87
07/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	425.44		501,342.31
08/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	425.80		501,768.11
09/28/07	INT	BANK OF AMERICA, N.A.	Interest Rate 0.750	1270-000	319.62		502,087.73
10/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 0.750	1270-000	319.82		502,407.55
11/30/07	INT	BANK OF AMERICA, N.A.	Interest Rate 0.650	1270-000	268.41		502,675.96
12/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 0.500	1270-000	240.32		502,916.28
01/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.400	1270-000	199.26		503,115.54
02/29/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.300	1270-000	119.59		503,235.13
03/25/08	000302	INTERNATIONAL SURETIES, LTD.	Bond premium	2300-000		443.92	502,791.21
03/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.250	1270-000	118.92		502,910.13

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 04-44458 -ABG
Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****6456 BofA - Money Market Account

Taxpayer ID No: *****7620
For Period Ending: 01/12/10

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
04/30/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.250	1270-000	103.06		503,013.19
05/30/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	63.91		503,077.10
06/30/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	61.86		503,138.96
07/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	63.92		503,202.88
08/29/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	63.93		503,266.81
09/30/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	61.88		503,328.69
10/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.100	1270-000	48.82		503,377.51
11/28/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.100	1270-000	41.26		503,418.77
12/23/08	000303	Financial Agent	Income tax	2810-000		633.00	502,785.77
			Income tax				
12/23/08	000304	Financial Agent	Income tax	2810-000		441.00	502,344.77
			Income tax				
12/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	29.16		502,373.93
01/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	12.80		502,386.73
02/27/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	11.56		502,398.29
02/28/09	000305	International Sureties, Ltd. 701 Poydras St. Suite 420 New Orleans, LA 70139	Bond premium	2300-000		412.37	501,985.92
02/28/09	000306	UNITED STATES TREASURY	Income tax	2810-000		172.53	501,813.39
			Income tax				
03/31/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	12.79		501,826.18
04/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	28.87		501,855.05
05/29/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	29.83		501,884.88
06/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	28.88		501,913.76
* 07/16/09	000307	Leis F. Draper & Michael L. Sherman	Surplus to Debtor	8200-003		100,000.00	401,913.76
			Surplus to Debtor				
* 07/16/09	000307	Leis F. Draper & Michael L. Sherman	Surplus to Debtor	8200-003		-100,000.00	501,913.76
07/16/09	000308	Lewis Draper & Michael Sherman	Surplus to Debtor	8200-002		100,000.00	401,913.76
			Surplus to Debtor				
07/31/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	27.92		401,941.68

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 04-44458 -ABG
Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****6456 BofA - Money Market Account

Taxpayer ID No: *****7620
For Period Ending: 01/12/10

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
08/31/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.90		401,965.58
09/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.13		401,988.71
10/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.90		402,012.61
11/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.13		402,035.74
12/31/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.90		402,059.64

Account *****6456	Balance Forward	0.00			
1	Deposits	495,900.00	9	Checks	102,505.09
44	Interest Postings	8,664.73	0	Adjustments Out	0.00
			0	Transfers Out	0.00
	Subtotal	\$ 504,564.73		Total	\$ 102,505.09
0	Adjustments In	0.00			
0	Transfers In	0.00			
	Total	\$ 504,564.73			

EXHIBIT A
ANALYSIS OF CLAIMS REGISTER

Case Number: 04-44458		Page 1		Date: January 12, 2010		
Debtor Name: LASALLE DEVELOPMENT		Claim Class Sequence				
Code #	Creditor Name & Address	Claim Class	Notes	Scheduled	Claimed	Allowed
001 3410-00	NORMAN KELLERMAN	Administrative		\$0.00	\$8,287.00	\$8,287.00
001 3110-00	COHEN & KROL	Administrative		\$0.00	\$4,361.11	\$4,361.11
000001 070 7100-00	Ronald D. Kuback, CPA 1120 Erica Drive Wauconda, IL 60084	Unsecured		\$0.00	\$84,800.00	\$84,800.00
000002 070 7100-00	Allen Pickus 1220 Grand Ave Waukegan, IL 60085	Unsecured		\$0.00	\$18,508.27	\$18,508.27
000003 070 7100-00	Edward Pickus 1220 Grand Ave Waukegan, IL 60085	Unsecured		\$0.00	\$18,508.27	\$18,508.27
000004 070 7100-00	Nathan Pickus 1220 Grand Ave Waukegan, IL 60085	Unsecured		\$0.00	\$18,508.27	\$18,508.27
000005 070 7100-00	JMJ Construction Co. c/o Magee, Negele & Assoc. 444 North Cedar Lake Road Round Lake, IL 60073	Unsecured		\$0.00	\$18,508.27	\$18,508.27
000006 070 7100-00	EAN Corporation 1220 Grand Ave Waukegan, IL 60085	Unsecured		\$0.00	\$44,400.00	\$44,400.00
000007 071 8200-05	LEWIS DRAPER	Unsecured		\$0.00	\$350,000.00	\$350,000.00
Case Totals:				\$0.00	\$565,881.19	\$565,881.19
Code #: Trustee's Claim Number, Priority Code, Claim Type						

TRUSTEE'S PROPOSED DISTRIBUTION

Exhibit D

Case No.: 04-44458 ABG

Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN

Claims of secured creditors will be paid as follows:

<i>Claimant</i>	<i>Proposed Payment</i>
_____	\$ _____
_____	\$ _____
_____	\$ _____

Applications for chapter 7 fees and administrative expenses have been filed as follows:

<i>Reason/Applicant</i>	<i>Fees</i>	<i>Expenses</i>
<u>Trustee: JOSEPH E. COHEN</u>	\$ _____	\$ _____
<u>Attorney for trustee: COHEN & KROL</u>	\$ _____	\$ _____
<u>Appraiser:</u>	\$ _____	\$ _____
<u>Auctioneer:</u>	\$ _____	\$ _____
<u>Accountant: NORMAN KELLERMAN</u>	\$ _____	\$ _____
<u>Special Attorney for trustee:</u>	\$ _____	\$ _____
<u>Charges:</u>	\$ _____	\$ _____
<u>Fees:</u>	\$ _____	\$ _____
<u>Other:</u>	\$ _____	\$ _____
<u>Other:</u>	\$ _____	\$ _____

Applications for prior chapter fees and administrative expenses have been filed as follows:

<i>Reason/Applicant</i>	<i>Fees</i>	<i>Expenses</i>
<u>Attorney for debtor:</u>	<u>\$</u>	<u>\$</u>
<u>Attorney for:</u>	<u>\$</u>	<u>\$</u>
<u>Accountant for:</u>	<u>\$</u>	<u>\$</u>
<u>Appraiser for:</u>	<u>\$</u>	<u>\$</u>
<u>Other:</u>	<u>\$</u>	<u>\$</u>

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$ must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

<i>Claim Number</i>	<i>Claimant</i>	<i>Allowed Amt. of Claim</i>	<i>Proposed Payment</i>
<u></u>	<u></u>	<u>\$</u>	<u>\$</u>
<u></u>	<u></u>	<u>\$</u>	<u>\$</u>
<u></u>	<u></u>	<u>\$</u>	<u>\$</u>

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be percent.

Timely allowed general (unsecured) claims are as follows:

<i>Claim Number</i>	<i>Claimant</i>	<i>Allowed Amt. of Claim</i>	<i>Proposed Payment</i>
<u>000001</u>	<u>Ronald D. Kuback, CPA</u>	<u>\$</u>	<u>\$</u>
<u>000006</u>	<u>EAN Corporation</u>	<u>\$</u>	<u>\$</u>
<u></u>	<u></u>	<u>\$</u>	<u>\$</u>

Tardily filed claims of general (unsecured) creditors totaling \$ _____ have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be _____ percent.

Tardily filed general (unsecured) claims are as follows:

<i>Claim Number</i>	<i>Claimant</i>	<i>Allowed Amt. of Claim</i>	<i>Proposed Payment</i>
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ _____ have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be _____ percent.

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

<i>Claim Number</i>	<i>Claimant</i>	<i>Allowed Amt. of Claim</i>	<i>Proposed Payment</i>
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____

The amount of surplus returned to the debtor after payment of all claims and interest is \$ _____ for payment of Claim No. 7.